

GOVERNMENT OF KERALA

**Local Self Government (RD) Department**

NOTIFICATION

G. O. (Ms.) No. 245/2010/LSGD. *Dated, Thiruvananthapuram, 1st November 2010.*

**S. R. O. No. 1144/2010.**—WHEREAS, the Government have issued in G. O. (Ms.) No. 19/1998/LAD dated 22nd January, 1998 and published as S. R. O. No. 330/98 in the Kerala Gazette Extraordinary No. 605 dated 20th April, 1998 sanctioned the Development Plan for Medical College Area, Kottayam under sub-section (3) of section 12 of the Town Planning Act 1108 (IV of 1108) ;

AND WHEREAS, changes in development patterns and priorities during the interim period together with other on going developments and requirements of the public necessitate variation of the said development plan for the purpose of making it compatible to the present development trend to the extent possible as an immediate measure, until the development plan is further varied after detailed studies ;

NOW, THEREFORE, in exercise of powers conferred by clause (a) of sub-section (2) of section 13 of the Town Planning Act 1108 (IV of 1108), the Government of Kerala hereby issue a notification varying the said Development Plan to the extent required after incorporating modifications considering all objections and suggestions received on the draft of the notification published vide G. O. (Ms.) No. 181/2009/LSGD dated 19th September, 2009, Part I of the Kerala Gazette No. 40 dated 13th October, 2009 as required under clause (b) of sub-section (2) of section 13 of the Town Planning Act 1108 (IV of 1108), read with rule 71 of the Town Planning Rules, 1113,—

AMENDMENT

In exercise of the powers conferred by sub-section (2) of section 13 of the Town Planning Act 1108 (IV of 1108), the Government of Kerala hereby vary the Development Plan for Medical College Area, Kottayam sanctioned under sub-section (3) of section 12 of the said Act issued as Notification in G. O. (Ms.) No. 19/1998/LAD dated 22nd January, 1998 and published as S. R. O. No. 330/1998 in the Kerala Gazette Extraordinary No. 605 dated 20th April, 1998 to the extent as indicated below namely:—

## VARIATION

In the said scheme, for “ZONING REGULATIONS”, the following shall be substituted, namely:—

### **“Zoning Regulations**

1.0 All future developments shall be in conformity with provisions of the Development Plan. All future constructions within the planning area boundary prescribed in the Development Plan shall also conform to Kerala Municipality Building Rules in force.

2.0 For the implementation and enforcement of the proposals, envisaged in the Development Plan for the Area, areas have been zoned under various uses such as Residential, Commercial, Residential Mixed, Medical College Campus Area, Public and Semi-public zone other than Medical College Campus Area, Low lying zone, Small Industrial zone, Transportation zone and Water body. Details regarding the nature of uses “Permitted” uses “Restricted” and uses “Prohibited” in each zone are given in the accompanying sheets.

3.0 Uses “Permitted” in a zone cover the uses that can be normally accommodated in the relevant zone. In some cases it may be possible to permit some other uses also which are not likely to affect the quality and environment in a zone specified for the particular use. Such cases have to be individually studied based on the performance characteristics and special locational factors. Such cases which come under this category are classified as “Uses Restricted”. “Uses Prohibited” enlists the various objectionable uses in each zone, which shall not be permitted under normal circumstances.

4.0 Zoning regulations are not intended to prohibit existing uses that have been lawfully established prior to the enforcement of these regulations. They are essentially intended to help the competent authority in decisions regarding granting or refusal of planning permissions for land use conversions and construction of buildings/structures or any other matter specifically mentioned in these regulations.

5.0 Existing religious uses, areas and structures of archaeological importance and agricultural uses may be permitted to continue in all zones.

6.0 The constructions and land developments shall conform to the provisions contained in the Kerala Conservation of Paddy Land and Wet Land Act, 2008 (28 of 2008).

### **15. General Provisions**

The zoning regulations as per paragraph 6 to 14 shall be subject to the additional provisions or modifications contained in paragraph 15.1 to 15.4.

15.1 Subject to zoning regulations of the respective use zones, more than one uses may be combined in a building, provided that the total floor area of such a building shall not exceed the maximum floor area permitted for any of such use premises in that use zone.

15.2 For the purpose of these regulations, floor area means the total floor area of the building on all floors.

15.3 In land, to a depth of 50 metres on either side from the central line of roads having an existing width of 7 metres or more in residential zone is deemed to be under Residential Mixed Zone.

15.4 Regulation of constructions on the sides of new roads/roads proposed for widening as per the scheme shall be governed by the distance from the centre line of the road, unless otherwise specified in any detailed Town Planning Schemes or any detailed road alignments approved by the Chief Town Planner”.

c After ANNEXURE-4, following annexure shall be added as ANNEXURE-V,—

“ANNEXURE-V

Type of non-obnoxious and non-nuisance type of service  
or light industries vide regulation 6.1, 6.2, 7.1, 12.1 etc.

1. Apparel making.
2. Assembly of air coolers, conditioners.
3. Assembly of bicycles, baby carriage and other small non-motorised vehicles.
4. Atta-chakkies.
5. Bakery products, biscuit confectionery.
6. Bamboo and cane products (only dry operations).
7. Block making for printing
8. Cardboard or corrugated box and paper products (Paper or pulp manufacturing excluded).
9. Carpet weaving.
10. Chilling plants and cold storage.
11. Cotton and woolen hosiery.
12. Electronic equipment, electrical goods.
13. Fountain pen making.
14. Garments stitching, tailoring.
15. Gold and Silver smithy.
16. Gold and Silver thread sari works.
17. Ground nut decorticating (Dry).
18. Ice-cream or Ice making.
19. Insulation and other coated papers (Paper or pulp manufacturing excluded).
20. Jobbing and machining.
21. Leather footwear and leather products excluding tanning and hide processing.
22. Light Engineering.
23. Manufacture of formulated synthetic detergent products.
24. Manufacture of soaps involving process without generation of trade effluent (saponification of fats and fatty acids only).
25. Medical and surgical instruments.

26. Manufacture of mineralised water.
27. Musical instruments manufacturing.
28. Oil ginning/expelling (no hydrogenation/refining)
29. Manufacture of Optical-frames.
30. Paint (by mixing process only).
31. Manufacture of Paper pins and U-clips.
32. Plastic and P. V. C. Processed goods.
33. Power looms/handlooms (without dyeing and bleaching).
34. Printing press.
35. Radio assembling.
36. Rice mullers.
37. Manufacture of Rope (cotton and plastic)
38. Rubber goods industry.
39. Scientific and mathematical instruments.
40. Shoelace manufacturing.
41. Sports goods manufacturing.
42. Steeping and processing of grains.
43. Thermometer making.
44. Toys making.
45. Spice grinding operation.
46. Polythene, Plastic and P. V. C. goods through injection/extrusion moulding.
47. Furniture without machinery.
48. Electro plating.
49. Gold and Silver smithing.
50. Rubber goods industry (Micro and Tiny units only)”

By order of the Governor,

S. M. VIJAYANAND,  
*Principal Secretary to Government.*

### **Explanatory Note**

(This does not form part of the notification, but is intended to indicate its general purport.)

Government have accorded sanction under sub-section (3) of section 12 of the Town Planning Act, 1108 to the Development Plan for Medical College area, Kottayam vide G. O. (Ms.) No. 19/1998/LAD dated 22nd January, 1998 and published as S. R. O. No. 330/98 in the Kerala Gazette Extraordinary No. 605 dated 20th March, 1998. Later considering the overall planning and development interests of the area, Government have decided to vary the Development plan for Medical College area after issuing the draft of the proposed variations as required under clause (b) of sub-section (2) of section 13 of the said Act.

This notification is intended to achieve the above object.